

~ WHAT'S HAPPENING ~

A Quarterly Update from the
Board, Management & Committees of
YCC323



The Board

President's Update ~

Greetings to everyone from the Board of Directors. Winter is almost over and I'm sure we are all ready for some warmth and sunshine.

It's already four months that the newly elected board is in place and I must admit we haven't had a dull moment yet! Just in time for our very first board meeting, the Condominium Authority of Ontario (CAO) launched the first of the New Condo Act legislative changes and some of these changes came into force on November 1, 2017. The new Act requires that all new condo directors complete designated training programs. This applies to all elected or re-elected directors after November 1, 2017. It also includes mandatory disclosures for board of directors to make sure, for example, that no material interest in contracts or transactions exist. Also new are the procedures for unit owners who wish to access information records; these now require the use of prescribed forms available at the office. The most recent email communication you received titled *Periodic Information Certificate* (PIC) is also part of the amendments to the Act. These kinds of documents are simply to improve communication between board and owners twice during the year or when updates are required. If anyone is interested to learn more about the New Condo Act changes, please go to <https://www.condoauthorityontario.ca>

The Board has identified new Liaison members for the various volunteer committees in our building. They are:

Brian MacDonald – Construction Monitoring Committee
Bojan Grbic – Energy & Recycling Committee
Gary Legault – Landscaping Committee

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Elisabeth Bihl – Neighbors Committee

John Hardie – Communications & Website Committee

I'd like to point out and remind everyone about the amazing contribution that our various committees and individual members make to our building. They are all volunteers, and they give of their time and energy freely, making a remarkable difference to our building. It's really a privilege to live here!

The next big thing is the Window replacement project. It's a major undertaking and will go on throughout the spring and summer, starting with the West Windows of 04 and 06 apartments. It is a big job for our management team and will take your full cooperation. Claire Hardie has kindly taken the time to find out what it will entail in some detail and has outlined for everyone below what to expect once the installation process begins.

Enjoy Spring and we'll talk to soon again.

Windows Project ~

In recent years, the balconies and sliding doors have been updated and upgraded. Now it's time to continue improving the building's envelope by replacing windows and frames.

Snug new frames will be installed in all units, along with new "energy efficient" glass, designed to keep out both winter cold and summer heat. This will make units warmer (or cooler), save on energy, and lower heating and air conditioning costs for the whole building.

Phase One of the Windows Project involves the installation of new windows and frames, and the replacement of the wall panels on both sides of the windows, **in the 04 and 06 units on the west side**. Measurements of the windows in these units have already been taken. The next steps are:

1. Manufacturing the new frames – colour of frame will match sliding doors already installed in each unit;
2. Erecting scaffolding to allow work to proceed simultaneously from both outside and inside the units;
3. Giving individual notice to each unit prior to working on that unit – notice will contain generic instructions for preparation of area, etc.;

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4. Starting from top floor and working downward, replacing frames/windows and both side panels, and doing necessary repairs and painting – repairs will be arranged through the office for the day following the installation.

Each unit will be affected over the course of three consecutive days: Day 1, preparing the area; Day 2, installation; Day 3, dry walling repairs and painting to match existing room colour.

There are two more Phases in the Windows Project: **Phase Two** will involve the outside windows in the **four corner units (01, 02, 07 and 08)** on each floor; and **Phase Three** will be replacing the inside (i.e. off the balconies) windows/frames in **the 02, 03, 05 and 07 units**.

Final scheduling (timing) of the three Phases has not been determined, since there are a number of variables (especially the weather). However, it is hoped that the installations in Phase One can start in April, and that the other two Phases will follow in order immediately afterwards using the same workers, who would be familiar with the building and our requirements.

There will undoubtedly be disruptions, for which we apologize; we will try to keep them to a minimum. If you have any questions or concerns, please speak to Isan.

PLEASE NOTE THESE UNIQUE PARAMETERS: Any room that has a window set into a wall backed by metal cladding on the outside will have not only the frames/windows replaced, but also the complete interior wall panels on each side of the windows. This will allow for insulation to be inserted, and for any possible mould to be dealt with. Isan can supply further specifics if needed.



Property Management

Cannabis in Ontario Condominiums ~

As you know, recreational cannabis will soon become legal across Canada. The relevant federal legislation, Bill C-45, will allow up to four cannabis plants to

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be cultivated within a “dwelling-house”. A condominium unit falls within the definition of “dwelling-house”.

The province of Ontario has also passed the Cannabis Act, 2017 cannabis legalization. The Cannabis Act, 2017 sets the minimum age to purchase, possess, and cultivate cannabis at 19 years old, and regulates the use of cannabis to private residences, similar to alcohol.

How will cannabis legalization impact condominium corporations?

Every condominium corporation is governed by documents (the declaration, by-laws and rules), which may contain among other things restrictions on smoking. Our condominium corporation YCC323 has passed rules 41, 42 and 43 about smoking. These rules appear in the Revised Consolidated Rules & Regulations 2016, Article I, Smoking, as follows:

“41. All forms of smoking, including, cigarettes, cigars, pipes and any other methods of smoking tobacco *or any other substances**, are banned in all individual units and common elements of the high-rise building at 50 Quebec Avenue. This includes all common areas, including entrances, lobby, hallways, stairways, recreational rooms, toilets, elevators, exclusive use areas and units.

“42. Rule 41 does not apply to any unit as of May 2016 occupied by a person who regularly smokes, as long as they register their unit as a smoking unit with management and provided that the rule will apply to any new owner of an owner occupied unit and or tenant of a leased unit or to any new owner who goes into possession of a formerly leased unit.

“43. Any person who enters into a lease with a new tenant of a unit after the effective date of this rule (May 2016) will include a provision requiring that the tenant not breach rule 41 and the unit owner shall be responsible for taking any steps necessary to insure the tenant complies with rule 41 at the unit owner’s expense.”

**italics added*

Thank you for your co-operation!

SOCIALIZE THROUGH CARDS ~ Bridge (Tuesdays at 1:30 pm) ~ Euchre (Wednesdays at 7:30 pm) ~ in the Library ~ Come out and have fun!
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The Committees

Communications & Website Committee ~

For most residents of the building, their main contact with the Communications Committee is through the digital screens in the elevators and the lobby screen. On a weekly basis, these screens proudly show pictures and art work of our residents. The Board, Committees and Management utilize the digital displays to inform readers of upcoming activities. Many pixels are used up, but there has been a dramatic drop in ink and paper usage since the installation of the screens. The introduction of email notification has further improved our abilities to pass information on to our residents.

As much as we would like to have no interruptions on the digital screens, we are at the mercy of the ups and downs of the internet. Why, you might ask? Briefly, it's because of where the information is stored.

All information to be shown is programmed to be compatible with the screen format. Our Committee prepares the weekly displays a week in advance. Adobe Photoshop is the primary creation source for images and text messages. Once formatted, these items are saved on a cloud-based server. The server data file is electronically monitored to determine what is to be displayed, and when.

A disruption with our internet provider will “short-circuit” the display, preventing images on the server data file from reaching our display monitors. A message “no internet service” will appear on the screen. Once the connection is restored, the screen will automatically refresh itself. Any outage is normally for a short period. Unfortunately, if you happen to be on the elevator when this message appears, you may feel that outages are a common and long-lasting problem.

Do not let these occasional disruptions discourage you from sending pictures of your art or photography for the enjoyment of all our residents. We continue to receive accolades from many people on the creative minds in the building.

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Construction Monitoring Committee ~

Construction work on the Grenadier Square site is now proceeding at the superstructure level. During the last few months there have been a few construction-related incidents of concern to the 50 Quebec community. Here are some examples: Grenadier Square staff using our visitor's parking lot; a fork lift delivering material from the street without authorization; crane lights shining on our building, dazzling some residents; and trucks idling near the site before permitted hours.

The good news is that whenever residents vigorously complained about these incidents the company often, not always, but often enough, responded by changing the offending practice.

What we have learned is that the best way to prod Grenadier Square to play by the rules is for residents to complain forcefully to the city when it does not. But it is not enough just to complain. To get action the complaint must be backed by supporting information.

To help the 50 Quebec community complain effectively, the Construction Monitoring Committee is preparing a guidance sheet on how to get action from city authorities and the developer. It shows how to reach the proper city department and lists what information needs to be conveyed, such as the exact date and time of the incident, the subject matter of the complaint, the identification of any vehicle involved, etc.

This guidance sheet will be sent to residents as soon as it is finalized.

Energy & Recycling Committee ~

The City of Toronto Solid Waste Management Services notified all condo and apartment buildings about contamination in the Blue Bin Recycling Program late last fall. When a building places a load of recycling out for collection that contains non-recyclable items, the load cannot be sorted and ruins perfectly good recycling that must be sent to landfill.

Black plastic is a particular problem given all the take-out containers made of black plastic.

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No doubt many of you have read the notices posted on the various bulletin boards alerting residents to the fact that black plastics (black plant pots, trays, takeout food containers, garbage bags) are not acceptable in recycling bins. Black plastic needs to be thrown away in the garbage.

The Energy and Recycling Committee, with the support of the Board, has circulated the updated recycling notices to all units as well as updated signage in the disposal rooms on each floor. Please refer to these handy references when sorting your garbage and recyclables.

We thank you for your continued cooperation as we work towards achieving 75% or higher, recycling success rate.

Landscape Committee ~

The Landscape Committee's plans are in place to once again provide beautiful grounds for our building this summer.

Quebec and Gothic Avenues: Some feedback from residents about this area is that there is too much "green". This is mainly due to the Euonymus groundcover underneath the Pine Trees. When they were removed in late 2016, it exposed the hillside and left the Euonymus. New trees have been planted but it will take several years for them to mature. Some of the groundcover will be cut back wherever possible to allow for some new plants along the edge to enhance the colour on the hillside. The following plants will be added along the edge and will complement the existing plantings on the south side.

- ***Shrubs:*** Dwarf Golden Barberry, a rounded, compact shrub with bright yellow foliage all summer which contrasts well with the green background.
- Diablo Ninebark, a small dense shrub with deep lobed textured leaves; deep purple colour with small pink/white flowers in summer.
- 'Summer Snowflake' Viburnum, long blooming white flowers followed by red fruit in the fall.
- Butterfly bushes on the hillside and next to the sidewalk leading to the lobby. A few more dark/ light purple varieties.
- ***Perennials:*** There are several areas along the stone edge that will be filled in with more perennials for colour and texture to contrast with the Euonymus groundcover.

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- Creeping Phlox, for bright spring colour, Elijah Blue Fescue Grass and Fountain Grass with large “bottle brush” flower stems that last throughout summer.
- English Lavender.

North Side of Building: A black, wrought iron pyramid trellis will be placed outside the windows as a ‘visual point of interest’ from inside the meeting room(s). Hydrangea will grow on the trellis.

- Climbing Hydrangea is a slow growing evergreen plant with glossy dark green leaves and white flowers throughout the summer.

Front East Quebec Avenue: This area east of the parking lot entrance has had no significant new plantings. As it is a large, open area, it is conducive to mass planting. This area is also prone to winds. Plants chosen will create a barrier along the parking lot side as well as provide a backdrop to summer annuals.

- ***Shrubs:*** Dwarf Burning Bush, a hardy, compact shrub that turns bright red in fall; to be used as a hedge along the west side next to the parking lot entrance.
- ‘Bigroot’ Geranium is a very hardy, semi-evergreen. It has small, pink flowers in summer.
- Hosta Varieties with blue Leaves.

Planters: It is proposed that the planters at the front entrance will be enhanced with boxwood hedging in addition with Japanese Maples providing a more attractive ‘formal’ appearance.

Neighbours Committee ~

Neighbours is continuing with their programming for the upcoming year – Wednesday Afternoon Teas, Sunday Evening Movies, Monday Walking Group, Holiday Drop-ins, Crafts Drop-ins and Receptions for New Residents. Suggestions for more programming are welcome and we are always in need of new members.

A special request: Does anyone have any cups and saucers and side plates that they are willing to donate to the Neighbours Committee for use at our Afternoon Teas? Please let Isan know. Thank you.